PUBLIC BUILDING COMMISSION OF CHICAGO

THE CHICAGO EXPERIENCE,

Making Green Routine

Introduction

Germination

Cultivation

Harvest

Challenges & Opportunities

Library Journal
Chicago Public Library

Design Institute
December 11, 2007

INTRODUCTION

MARY A. DEMPSEY,
CHICAGO PUBLIC LIBRARY
COMMISSIONER

ERIN LAVIN CABONARGI,
PUBLIC BUILDING COMMISSION OF CHICAGO
DIRECTOR OF PLANNING AND DESIGN

-

INTRODUCTION

PUBLIC BUILDING COMMISSION

- ESTABLISHED ON JULY 25, 1956
- 11 SEAT COMMISSION, CHAIRED BY THE MAYOR OF THE CITY OF CHICAGO
- AUTHORITY TO ISSUE REVENUE BONDS FOR THE CONSTRUCTION OF GOVERNMENT BUILDINGS
- ACT AS A DEVELOPER WITH THE ABILITY TO FINANCE, DESIGN & BUILD GOVERNMENT FACILITIES

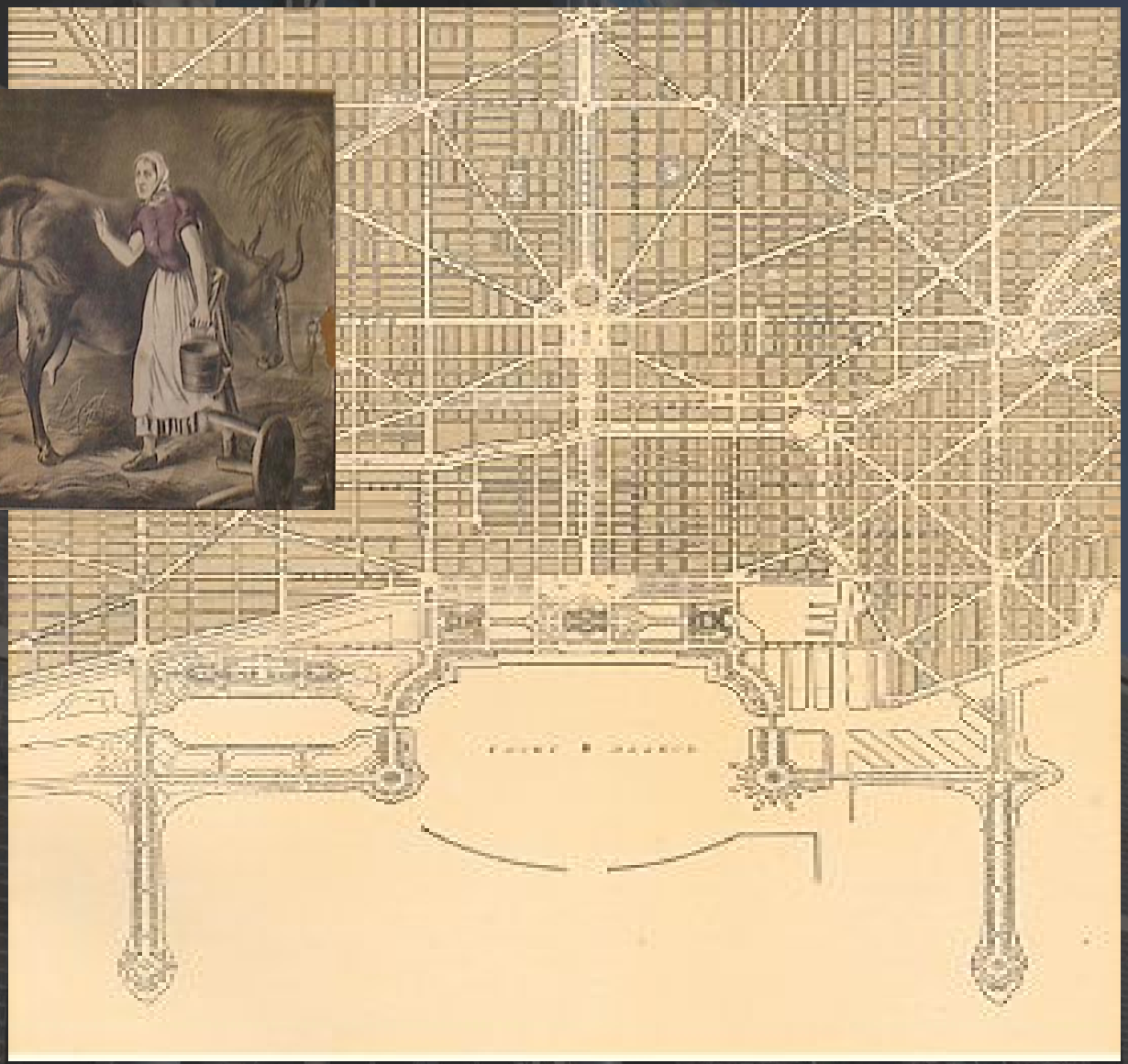
INTRODUCTION

TODAY

- OVER 65 PROJECTS IN PLANNING, DESIGN OR CONSTRUCTION

- CLIENTS INCLUDE
  - CHICAGO PUBLIC LIBRARY
  - CHICAGO PUBLIC SCHOOLS
  - CITY COLLEGES OF CHICAGO
  - CHICAGO PARK DISTRICT
  - CHICAGO FIRE DEPARTMENT
  - CHICAGO POLICE DEPARTMENT
  - CHICAGO DEPARTMENT OF ENVIRONMENT
  - CHICAGO DEPARTMENT ON AGING
  - CHICAGO DEPARTMENT OF FLEET MANAGEMENT

INTRODUCTION



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PROTOTYPE FACILITIES – POLICE DEPARTMENT

INTRODUCTION

PROTOTYPE FACILITIES – FIRE DEPARTMENT

INTRODUCTION

PROTOTYPE FACILITIES - SCHOOLS

INTRODUCTION

PROTOTYPE FACILITIES - LIBRARIES

LINCOLN BELMONT BRANCH

PUBLIC BUILDING COMMISSION OF CHICAGO

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PROTOTYPE FACILITIES - LIBRARIES

WEST CHICAGO BRANCH

PUBLIC BUILDING COMMISSION OF CHICAGO

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PROTOTYPE FACILITIES - LIBRARIES

BUCKTOWN BRANCH

PUBLIC BUILDING COMMISSION OF CHICAGO

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PROTOTYPE FACILITIES - LIBRARIES

LOGAN SQUARE BRANCH

INTRODUCTION

LEED CERTIFICATION

- THE PBC HAS 37 PROJECTS REGISTERED WITH THE USGBC
- 10 PROJECTS HAVE ACHIEVED LEED CERTIFICATION
  - 6 CERTIFIED LEVEL
  - 3 SILVER RATED
  - 1 PLATINUM RATED
- OF THE 10 PROJECTS HAVING ACHIEVED CERTIFICATION, 7 ARE BRANCH LIBRARIES

GERMINATION,

Developing a Unified Vision

LEADERSHIP

INTERAGENCY COORDINATION

- GREEN PERMITTING
- GREEN CLEANING

GOAL SETTING

CROSS POLLINATION

CULTIVATION,

Implementation Techniques for Successful Project Delivery

STANDARD TRACKING AND REPORTING FORMS

A/E SERVICE CONTRACT LANGUAGE

CONTRACT REQUIREMENTS FOR BUILDERS

PUBLIC BUILDING COMMISSION OF CHICAGO

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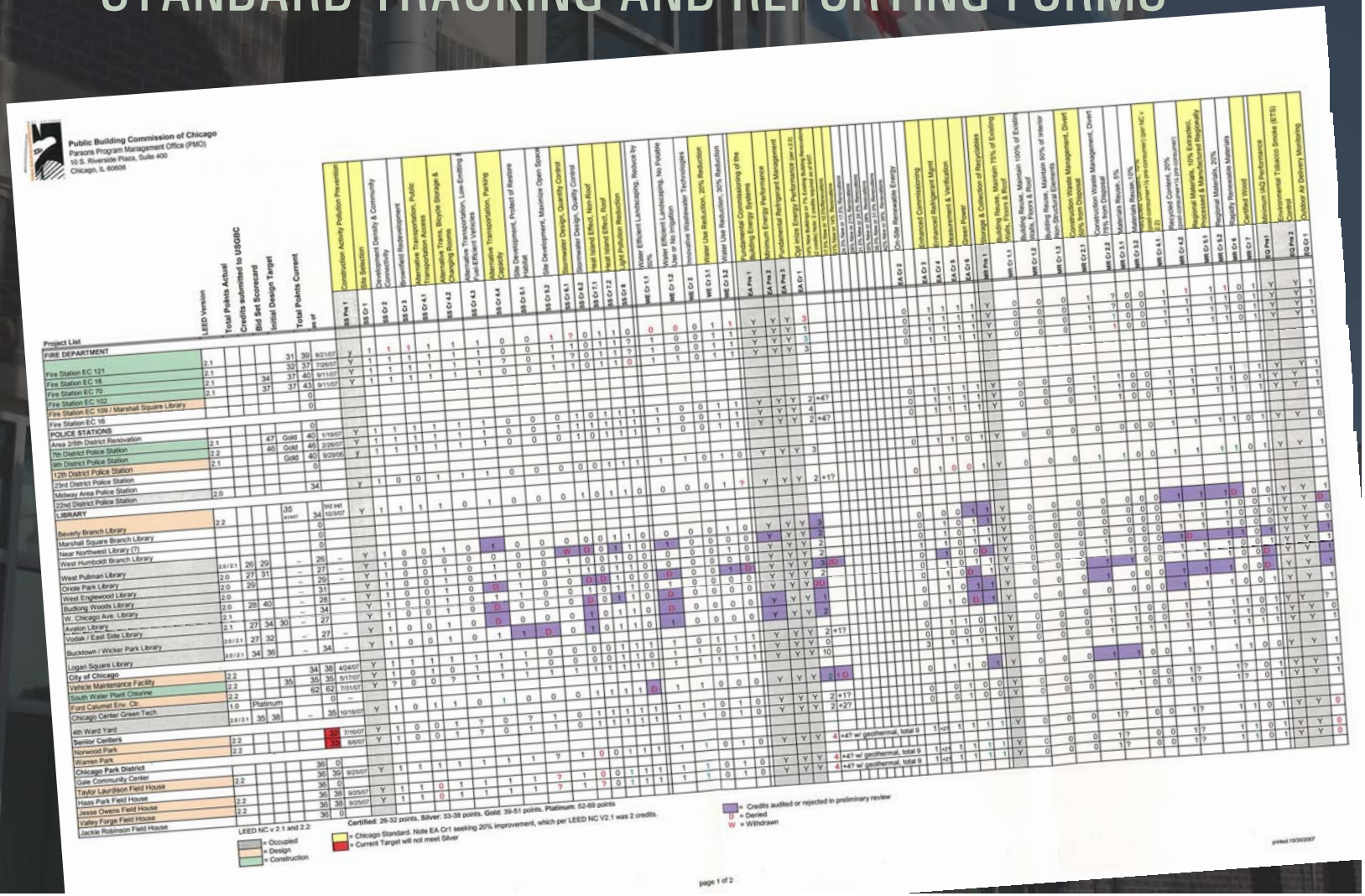
STANDARD TRACKING AND REPORTING FORMS



Public Building Commission of Chicago
Parsons Program Management Office (PMO)
10 S. Riverside Plaza, Suite 400
Chicago, IL 60606

Project List

FIRE DEPARTMENT
Fire Station EC 121
Fire Station EC 18
Fire Station EC 70
Fire Station EC 102
Fire Station EC 109 / Marshall Square Library
Fire Station EC 16

POLICE STATIONS
Area 2/5th District Renovation
7th District Police Station
9th District Police Station
12th District Police Station
23rd District Police Station
Midway Area Police Station
22nd District Police Station

LIBRARY
Beverly Branch Library
Marshall Square Branch Library
Near Northwest Library (?)
West Humboldt Branch Library
West Pullman Library
Oriole Park Library
West Englewood Library
Budlong Woods Library
W. Chicago Ave. Library
Avalon Library
Vodak / East Side Library
Bucktown / Wicker Park Library
Logan Square Library

City of Chicago
Vehicle Maintenance Facility
South Water Plant Chlorine
Ford Calumet Env. Ctr.
Chicago Center Green Tech
4th Ward Yard

Senior Centers
Norwood Park
Warren Park

Chicago Park District
Gale Community Center
Taylor Lauridson Field House
Haas Park Field House
Jesse Owens Field House
Valley Forge Field House
Jackie Robinson Field House

LEED NC v 2.1 and 2.2:
= Occupied
= Design
= Construction

Certified: 26-32 points, Silver: 33-38 points, Gold: 39-51 points, Platinum: 52-69 points
= Chicago Standard. Note EA Cr1 seeking 20% improvement, which per LEED NC V2.1 was 2 credits.
= Current Target will not meet Silver

= Credits audited or rejected in preliminary review
D = Denied
W = Withdrawn

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CULTIVATION,

Implementation Techniques for Successful Project Delivery

A/E SERVICE CONTRACT LANGUAGE

SCHEDULE A

SCOPE OF SERVICES

[INSERT PROJECT NAME]

CHICAGO, ILLINOIS

SCOPE OF SERVICES

[MODIFY THIS SCHEDULE A AS REQUIRED]

The Architect will provide all Services required to complete the coordinated design of the Project. The term of this Agreement will terminate when all Services required have been completed to the reasonable satisfaction of the Commission.

Commencement Date of Services: March 2, 2007

The Services are separated into two parts: Design/Engineering for Site Preparation and Design/Engineering for Vertical (Building) Construction. Phase I and Phase II are, in turn, each divided into phases: Schematic Design Phase; Design Development Phase; Construction Documents Phase; Bidding Phase; Construction Phase and Close Out Phase. The Deliverables (and any other work product) of each of the phases must be approved by the Authorized Commission Representative in writing before commencement of the subsequent or dependent phase.

The Architect will perform its Services promptly, with sufficient staffing to achieve the dates in Schedule C, Project Schedule.

The Authorized Commission Representative will assist the Commission in managing the Project and will have the authority, as specifically directed by the Executive Director, to act on its behalf.

I. **SCHEMATIC DESIGN**

During the Schematic Design phase, the Architect shall provide the following Services:

Consultation with the Commission, the User Agency and others, as appropriate, regarding requirements of the Project, including the total Project Budget (comprised of the Site Preparation and Building Construction scope of work).

including confirmation of the established tation with the Commission

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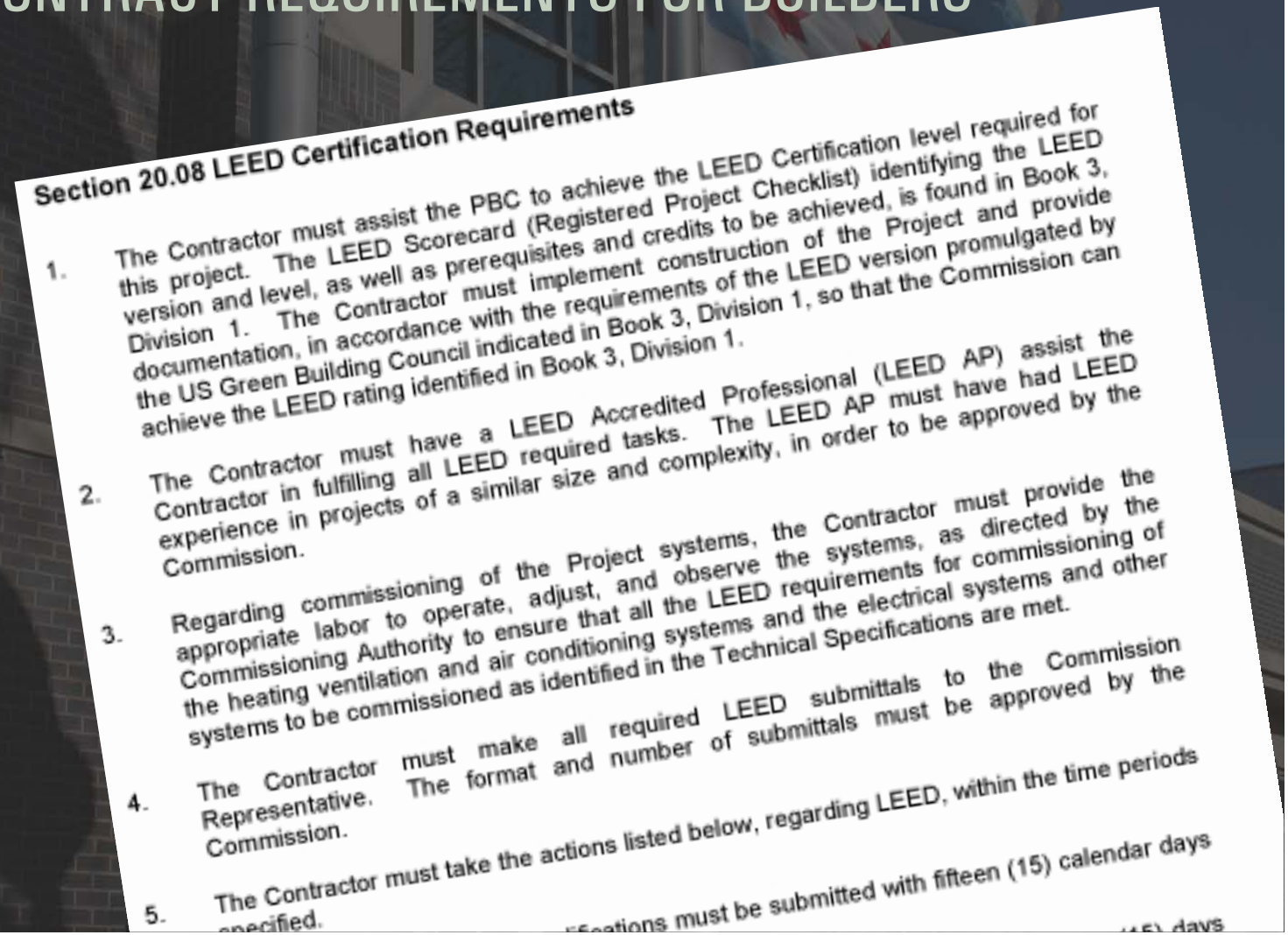
CONTRACT REQUIREMENTS FOR BUILDERS



Section 20.08 LEED Certification Requirements

1. The Contractor must assist the PBC to achieve the LEED Certification level required for this project. The LEED Scorecard (Registered Project Checklist) identifying the LEED version and level, as well as prerequisites and credits to be achieved, is found in Book 3, Division 1. The Contractor must implement construction of the Project and provide documentation, in accordance with the requirements of the LEED version promulgated by the US Green Building Council indicated in Book 3, Division 1, so that the Commission can achieve the LEED rating identified in Book 3, Division 1.

2. The Contractor must have a LEED Accredited Professional (LEED AP) assist the Contractor in fulfilling all LEED required tasks. The LEED AP must have had LEED experience in projects of a similar size and complexity, in order to be approved by the Commission.

3. Regarding commissioning of the Project systems, the Contractor must provide the appropriate labor to operate, adjust, and observe the systems, as directed by the Commissioning Authority to ensure that all the LEED requirements for commissioning of the heating ventilation and air conditioning systems and the electrical systems and other systems to be commissioned as identified in the Technical Specifications are met.

4. The Contractor must make all required LEED submittals to the Commission Representative. The format and number of submittals must be approved by the Commission.

5. The Contractor must take the actions listed below, regarding LEED, within the time periods specified.

...rifications must be submitted with fifteen (15) calendar days

...(15) days

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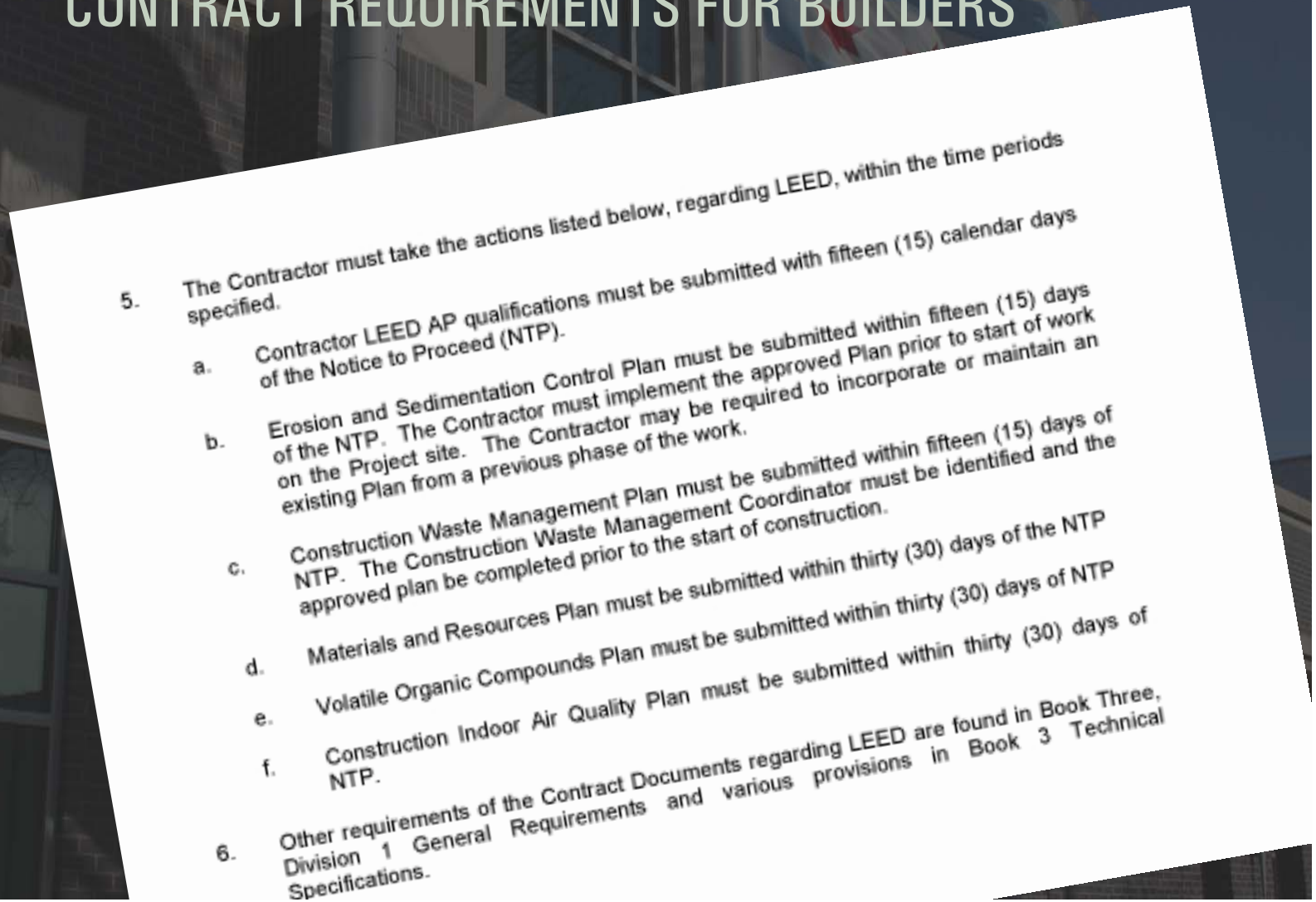
CONTRACT REQUIREMENTS FOR BUILDERS



5. The Contractor must take the actions listed below, regarding LEED, within the time periods specified.

   a. Contractor LEED AP qualifications must be submitted with fifteen (15) calendar days of the Notice to Proceed (NTP).

   b. Erosion and Sedimentation Control Plan must be submitted within fifteen (15) days of the NTP. The Contractor must implement the approved Plan prior to start of work on the Project site. The Contractor may be required to incorporate or maintain an existing Plan from a previous phase of the work.

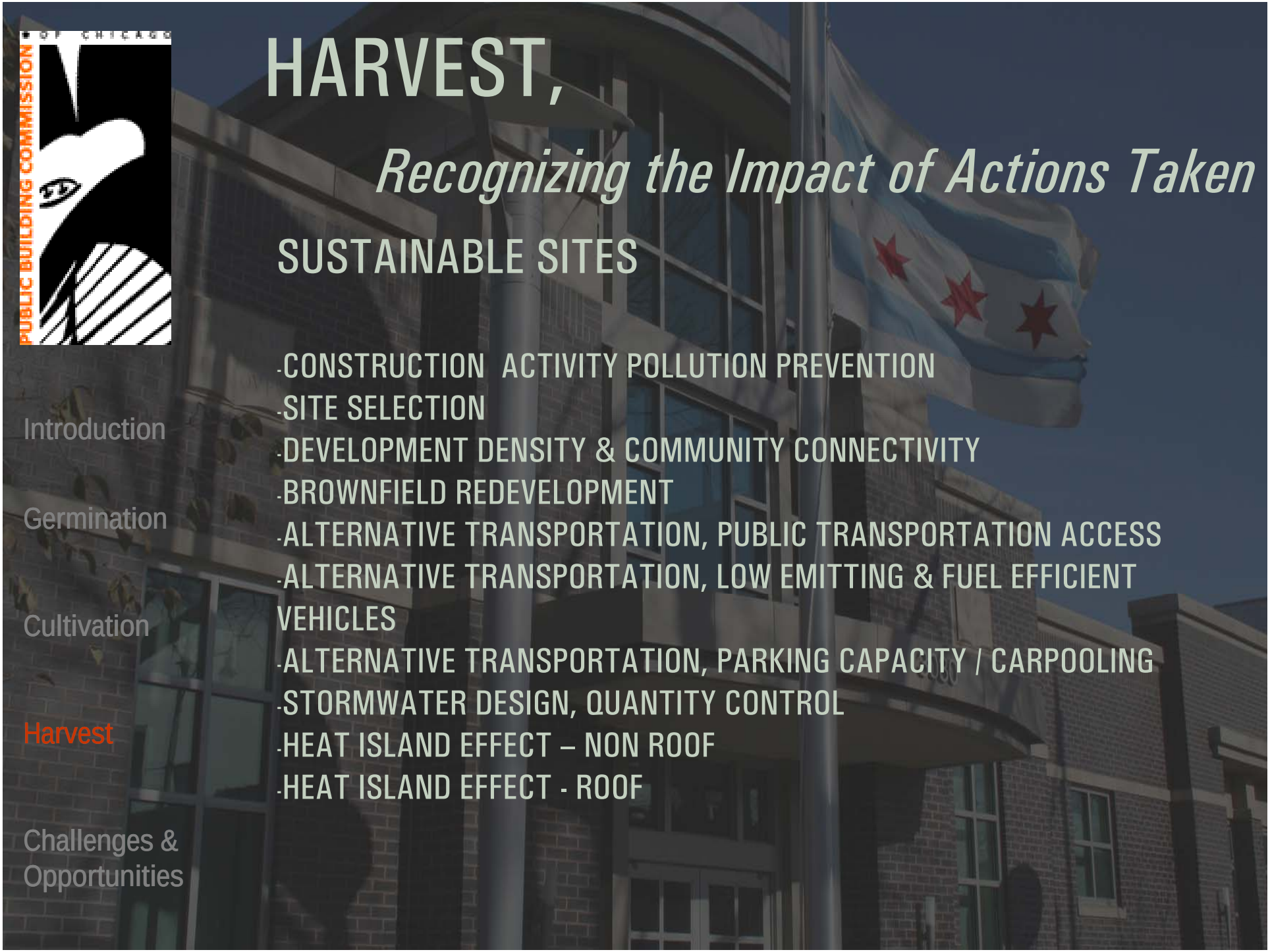
   c. Construction Waste Management Plan must be submitted within fifteen (15) days of NTP. The Construction Waste Management Coordinator must be identified and the approved plan be completed prior to the start of construction.

   d. Materials and Resources Plan must be submitted within thirty (30) days of the NTP

   e. Volatile Organic Compounds Plan must be submitted within thirty (30) days of NTP

   f. Construction Indoor Air Quality Plan must be submitted within thirty (30) days of NTP.

6. Other requirements of the Contract Documents regarding LEED are found in Book Three, Division 1 General Requirements and various provisions in Book 3 Technical Specifications.



HARVEST,

Recognizing the Impact of Actions Taken

SUSTAINABLE SITES

-CONSTRUCTION ACTIVITY POLLUTION PREVENTION
-SITE SELECTION
-DEVELOPMENT DENSITY & COMMUNITY CONNECTIVITY
-BROWNFIELD REDEVELOPMENT
-ALTERNATIVE TRANSPORTATION, PUBLIC TRANSPORTATION ACCESS
-ALTERNATIVE TRANSPORTATION, LOW EMITTING & FUEL EFFICIENT VEHICLES
-ALTERNATIVE TRANSPORTATION, PARKING CAPACITY / CARPOOLING
-STORMWATER DESIGN, QUANTITY CONTROL
-HEAT ISLAND EFFECT – NON ROOF
-HEAT ISLAND EFFECT - ROOF

HARVEST,

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SUSTAINABLE SITES

PUBLIC BUILDING COMMISSION OF CHICAGO

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SUSTAINABLE SITES

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HARVEST,

Recognizing the Impact of Actions Taken

WATER EFFICIENCY

- *WATER EFFICIENT LANDSCAPING, REDUCE POTABLE WATER USE BY 50%*
- *WATER EFFICIENT LANDSCAPING, NO POTABLE USE OR NO IRRIGATION*
- WATER USE REDUCTION, 20 % REDUCTION
- WATER USE REDUCTION, 30 % REDUCTION

HARVEST,

Recognizing the Impact of Actions Taken

ENERGY & ATMOSPHERE

- FUNDAMENTAL COMMISSIONING OF BUILDING ENERGY SYSTEMS
- MINIMUM ENERGY PERFORMANCE
- FUNDAMENTAL REFRIGERANT MANAGEMENT
- *OPTIMIZED ENERGY PERFORMANCE*
- ENHANCED COMMISSIONING
- ENHANCED REFRIGERANT MANAGEMENT
- MEASUREMENT AND VERIFICATION
- GREEN POWER

HARVEST,

Recognizing the Impact of Actions Taken

MATERIALS AND RESOURCES

- STORAGE AND COLLECTION OF RECYCLABLES
- CONSTRUCTION WASTE MANAGEMENT, DIVERT 50 % FROM DISPOSAL
- CONSTRUCTION WASTE MANAGEMENT, DIVERT 75 % FROM DISPOSAL
- RECYCLED CONTENT, 10 % (POST CONCUMER & ½ POST INDUSTRIAL)
- RECYCLED CONTENT, 20 % (POST CONCUMER & ½ POST INDUSTRIAL)
- REGIONAL MATERIALS, 10 % EXTRACTED, PROCESSED AND MANUFACTURED REGIONALLY
- CERTIFIED WOOD

HARVEST,

Recognizing the Impact of Actions Taken

MATERIALS AND RESOURCES

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MATERIALS AND RESOURCES

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INDOOR ENVIRONMENTAL QUALITY

- MINIMUM IAQ PERFORMANCE
- ENVIRONMENTAL TOBACCO SMOKE CONTROL
- OUTDOOR AIR DELIVERY MONITORING
- CONSTRUCTION IAQ MANAGEMENT PLAN, DURING CONSTRUCTION
- CONSTRUCTION IAQ MANAGEMENT PLAN, BEFORE OCCUPANCY
- LOW EMITTING MATERIALS, ADHESIVES AND SEALANTS
- LOW EMITTING MATERIALS, CARPET
- LOW EMITTING MATERIALS, COMPOSITE WOOD & AGRIFIBER PRODUCTS
- INDOOR CHEMICAL & POLLUTANT SOURCE CONTROL
- CONTROLLABILITY OF SYSTEMS, THERMAL COMFORT
- THERMAL COMFORT, DESIGN
- DAYLIGHT & VIEWS, DAYLIGHT 75 % OF SPACES
- DAYLIGHT & VIEWS, DAYLIGHT 90 % OF SPACES

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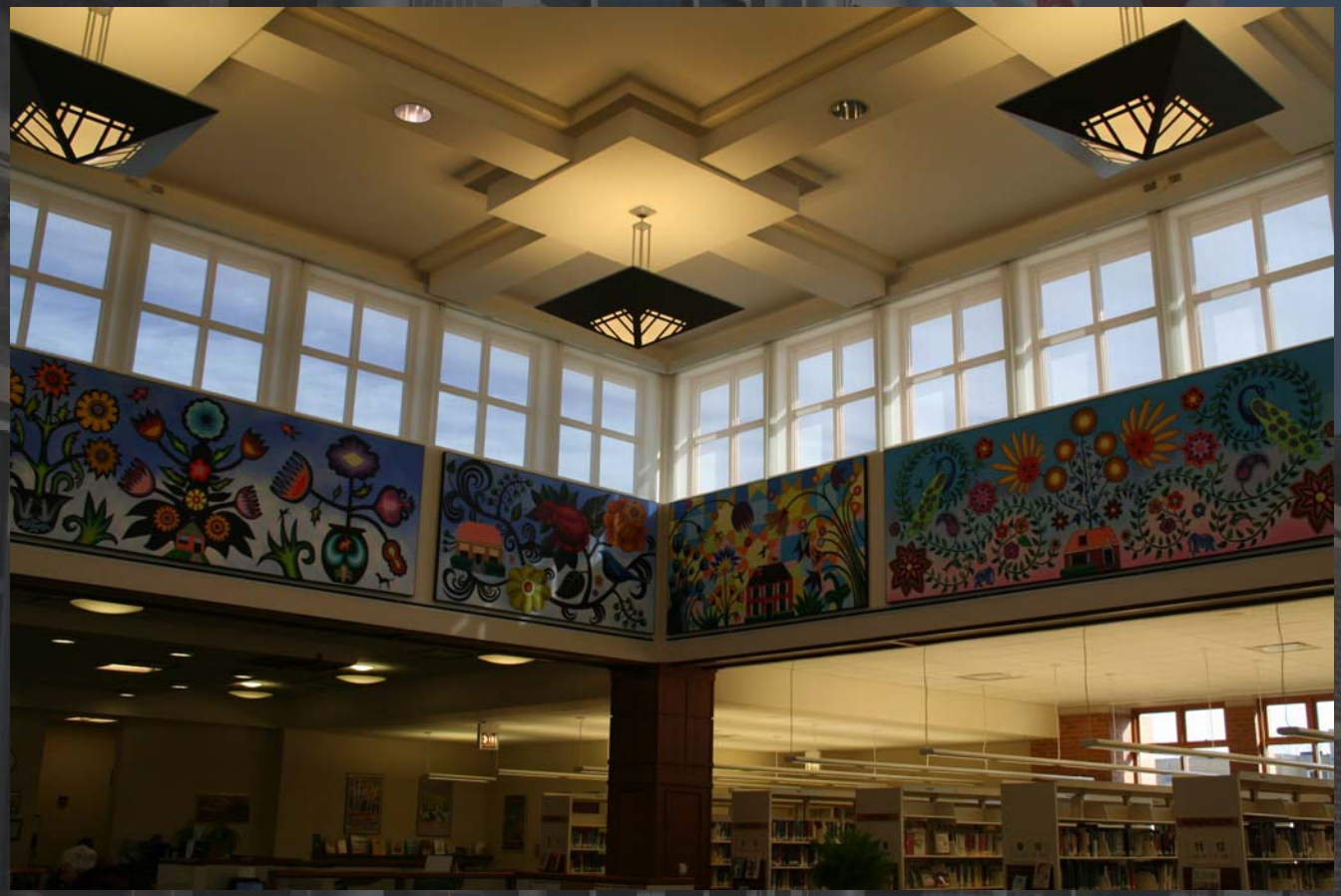

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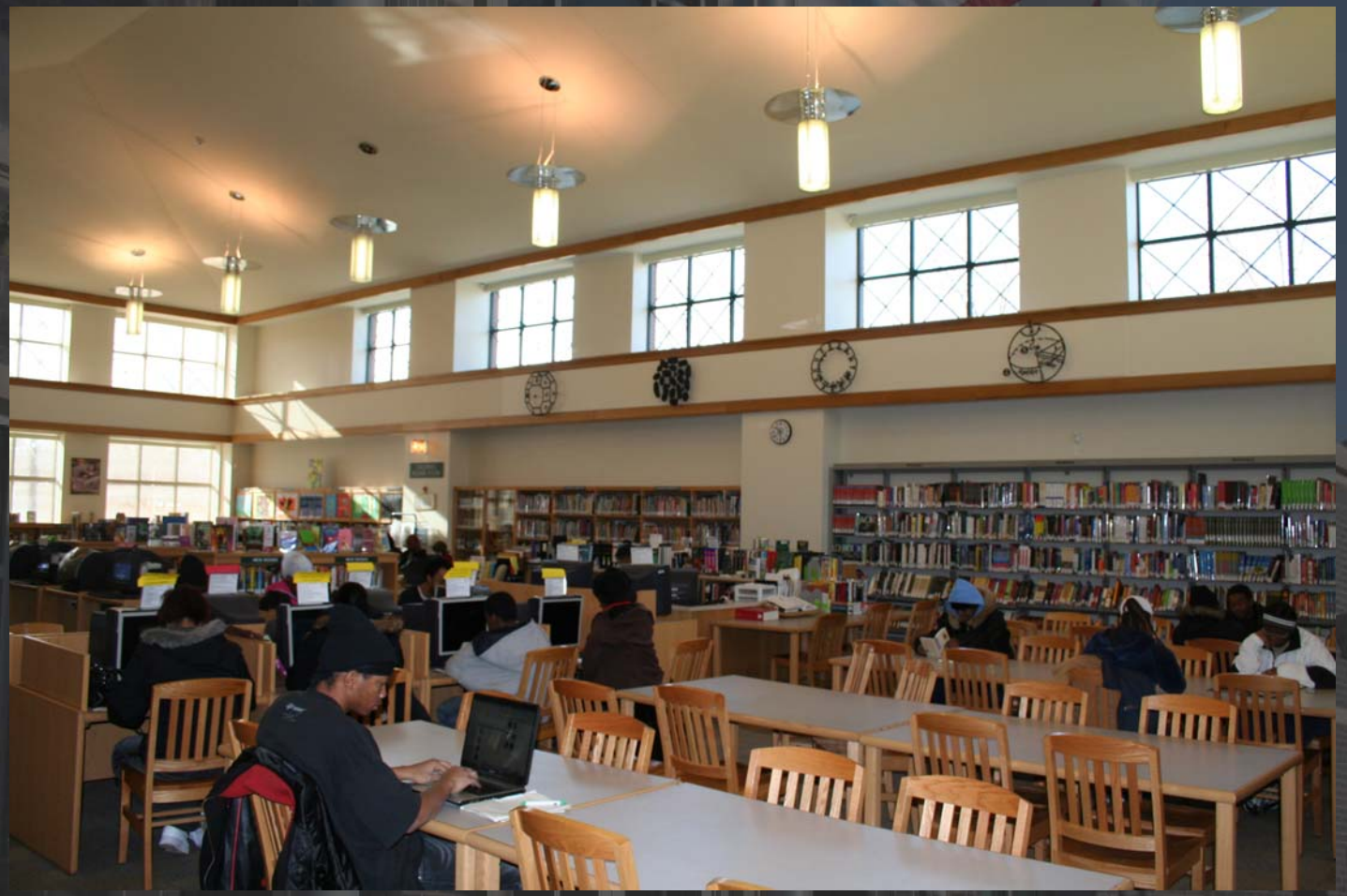

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INNOVATION & DESIGN PROCESS

- INNOVATION IN DESIGN, GREEN HOUSEKEEPING
- INNOVATION IN DESIGN, INTEGRATED PEST MANAGEMENT
- INNOVATION IN DESIGN, EXEMPLARY PERFORMANCE
  - -NON ROOF HEAT ISLAND REDUCTION
  - -STORMWATER MANAGEMENT
  - -LOCAL / REGIONALLY MANUFACTURED MATERIALS
  - -RECYCLED CONTENT
- INNOVATION IN DESIGN, EDUCATIONAL KIOSK
- LEED ACCREDITED PROFESSIONAL

PUBLIC BUILDING COMMISSION OF CHICAGO

HARVEST,

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INNOVATION & DESIGN PROCESS

CHALLENGES & OPPORTUNITIES,

Recognizing Areas for Improvement

TIMELY REPORTING

TRACKING AND REPORTING TO FACILITATE BEST PRACTICES

QUALITATIVE AND QUANTITATIVE ANALYSES

USING LEED AS A FRAMEWORK FOR SITE SELECTION, PROGRAMMING & DESIGN.